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**62 Ferndale Road, Burgess Hill, West Sussex RH15 0HG**

**In Excess of £700,000 Freehold**





## 62 Ferndale Road

A 4/5 bedroom detached chalet house presented in clean and tidy order within a wonderful large south facing plot.

The property was one of only 2 built to a Berg Design known for their quality builds with distinctive stone chimney breasts and featured at the Ideal Home Exhibition in 1958.

Ferndale Road is located on the south eastern side of town and considered one of the premier roads. The highly regarded Burgess Hill Girls School is almost opposite and the equally popular Birchwood Grove Primary School is a short walk. Burgess Hill mainline station and the town centre are both a comfortable 10 minute walk away.

- Entrance Hall & Cloakroom/WC
- Kitchen/Breakfast Room
- Sun Room
- Living Room
- Dining Room
- Bedroom 4 & Bedroom 5/Study
- 3 First Floor Bedrooms & Family Bath Room
- Private Driveway & Tandem Garage
- Mature South Facing Rear Garden
- No Ongoing Chain
- Council Tax Band G
- EPC Rating E





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The accommodation includes an entrance hall with stairs to the first floor, a useful cloaks cupboard beneath and a cloakroom/wc leading off it. The kitchen/breakfast room is still original from the date of build with a door to a sun room.

The living room is dual aspect with a feature open stone fireplace and a square archway to the dining room which has a door to the garden. There is a downstairs bedroom that overlooks the rear garden with a shower cubicle. There is a further bedroom/study that faces the front.

On the first floor the large master bedroom is dual aspect with eaves storage cupboards. The guest bedroom is also a good size double with eaves cupboards and from the 3rd single bedroom there is a hatch to the loft. The bathroom is still original from the date of build.

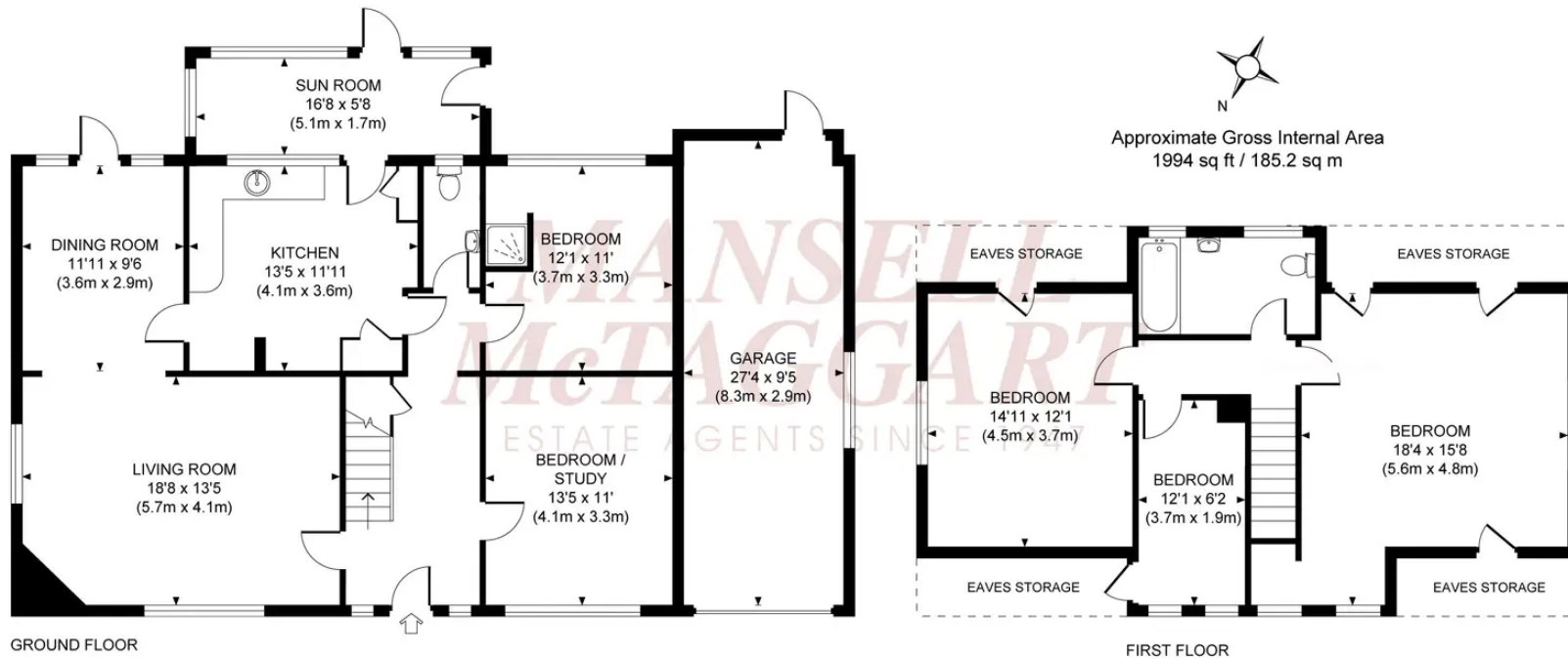
Outside a pebblestone driveway provides ample parking, flanked by lawn that is shielded by mature hedges and trees. The tandem length garage has a pedestrian door to the garden.

Side access either side of the house opens to the wonderful south facing 75' x 52' rear garden that provides an excellent degree of seclusion surrounded by mature hedging and trees. A good size patio abuts the property with the remainder laid to well tended lawn flanked by borders.

All mains services. Gas fired central heating. The Ideal gas boiler new in August 2019 with yearly services is located in the kitchen.







This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Mansell McTaggart Burgess Hill

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